



"Camden Lock Village" 3-d render by Mace Group

## CAMDEN LOCK VILLAGE

### Location

Camden, London

### Background

Over our 16-year history, Squire Energy has forged long-standing relationships with some of the country's largest and most respected developers, cultivating a reputation for experience, expertise and exceeding expectations. One of our longest-standing relationships is with one of the country's most well-known international consultancy firms and construction companies – Mace.

In 2016, Squire Energy were selected by Mace as the gas infrastructure provider for a mixed-use residential and commercial project in London's infamous Camden Lock. From historical origins as a gin distillery, to a transformation into one of the world's most famous markets in the mid 70s, Camden Lock is now entering a new phase of regeneration with the creation of Camden Lock Village.

### The brief

Mace' brief revealed plans for eight buildings, a new canal-side market, cafes, restaurants, cinema, 195 residential units, a food quarter and a commercial space. Located right in the heart of Camden, the project required four new gas mains connections, supplying an energy centre and sitewide gas mains for several units.

### The project

Squire Energy's work began in 2016 with a site visit in January, with the view to lay and complete in the summer of the same year. The scope of work was fairly straightforward, with two parent pipes supplying the four connections; three from the 18in main on Castle Haven Road and one from the 90mm main on Chalk Farm Road.

The project plans were drawn; a 315mm connection and main from Castle Haven Road, with 10-inch steel pipe connecting the 56m rotary meter to provide the heating and hot water

to residential units via the energy centre and distributed underground through insulated heating pipes. Another connection from main in Castle Haven Road required a new 90mm main to be laid onto site and would supply four converted viaducts for commercial use. Each connection had a 63mm service terminating with a 2in ECV, with a third connection consisting of 250mm, 125mm and 90mm site-wide mains leading into multiple viaducts, all with a two-inch ECV. The fourth connection would stem from Chalk Farm Road, a new 90mm with two two-inch ECV to provide a mixed commercial and residential service.

However, as the development progressed, Camden Lock Village would prove to be one of the more challenging projects that Squire Energy have worked on in recent years. The site itself was the first challenge, with the grounds dissected by several railway lines which sit on two 150-year old brickwork structures, splitting the site into five

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separate zones which all required gas installation. With the railway lines operating 24-hours a day and only a few minutes between services, careful co-ordination and planning was paramount to ensure that the lines could remain operational at all times when works began.

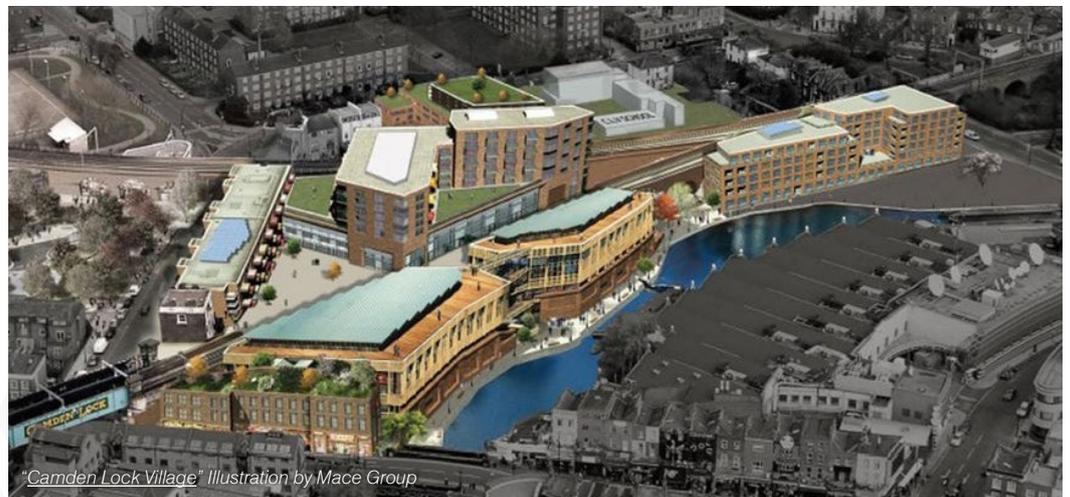
Consequently, consultations with National Rail began and were concluded several months later, causing a 30-week delay to the start of the project as multiple strict stipulations were imposed onsite. Due to the proximity of the historical railway viaducts and the risk of disturbing the foundations, the site was restricted to excavating trenches of just 12 metres long at any one time. This seriously impeded progress on site as this stipulation applied not just to Squire Energy, but to the installation of all the utilities across the site. This resulted in the need for Squire Energy to attend the site on over 30 separate occasions, often with short notice as each contractor had to 'wait their turn' to lay their apparatus in the client-provided trenches, with the deepest utilities such as drainage and communal heating being laid first.

While consultations with National Rail were ongoing during the summer period, Squire Energy laid an initial section of pipework onsite for several blocks, on land which was to become a playing field for a redeveloped school and which had to be handed back in September. Again, more visits than usual were required to complete this short section of work and just before completion, the newly laid pipe was accidentally damaged by a groundworker. Determined to meet the September school-opening deadline, Squire Energy worked through the weekend to ensure the pipe was swiftly repaired and safety compliant.

During the initial phase of works, Squire Energy were also asked to make a connection on Chalk Farm Road to enable the set-up of a pit lane for on-site deliveries, and avoid delays to site at a later date. The utility plans from the utility providers indicated the gas main in Chalk Farm Road was in the carriageway, with the connection close to traffic lights and a busy junction. However, during excavation, it was discovered that the gas main was located in the footway and had been inserted inside an old abandoned cast iron gas main. Nonetheless, Squire Energy completed the connection on-time.

However, it was disconnected a year later as an updated plan for the site development required the excavation of a basement to Block 'A' on Chalk Farm Road, clashing with the previously planned route of the new 90mm gas supply. Using our previous knowledge of the correct location of the gas main, Squire Energy were able to disconnect the supply and install a new connection with minimum disruption.

Despite the onsite challenges, such as avoiding EHV cable routes, drainage headings and a complex site which required collaborating with up to four different site managers at any time, as each block and the inground civils work had separate project managers, Squire Energy approached the project with professionalism, enthusiasm and expertise. Consequently, much to our client's delight, the sitewide mains and the majority of the services were completed in 2017, with the remaining services installed and completed between April to August 2018.



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